

Sublease
through 2032

8,355 SF
on 0.30 AC

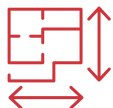
N Elston Ave 15,000 VPD

3223 N Elston Avenue

Chicago, Illinois 60618

PROPERTY HIGHLIGHTS

- 8,355 SF Flex Sublease
- Ample Parking: 7 designated surface spots
- Lease term through December 31, 2032
- 3 Docks
- 1 Drive in Door
- Rate: \$14.00 MG
- Concrete yard, fenced & gated
- Zoning: M1-1, C1-1



8,355 SF
AVAILABLE



7 Surface
Parking Spots



EASILY ACCESSIBLE
TO I-90 & I-294

Contact

Bennett Baker

+1 630 317 0751

bbaker@hiffman.com

Alex Sutterer

+1 312 520 4563

asutterer@hiffman.com

One Oakbrook Terrace
Suite 400

Oakbrook Terrace, Illinois 60181

+1 630 932 1234



604,682



\$152,302



391,278



45%

NAI HIFFMAN | 2026